028.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	725,700 /	725,700
USE VALUE:	725,700 /	725,700
ASSESSED:	725,700 /	725,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVENSOHN ROBERT M
Owner 2:	
Owner 3:	
Street 1:	36 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEVENSOHN ROBERT M -
Owner 2:	-
Street 1:	36 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1955, having primarily Wood Shingle Exterior and 2078 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	270,900		454,800	725,700
Total Card	0.114	270,900		454,800	725,700
Total Parcel	0.114	270,900		454,800	725,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.30 | /Parcel: 349.30

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	19090
GIS Ref	
GIS Ref	
Insp Date	07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 028.0-0001-0005.0

!2317!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,900	0	4,950.	454,800	725,700		Year end	12/23/2021
2021	101	FV	262,600	0	4,950.	454,800	717,400		Year End Roll	12/10/2020
2020	101	FV	262,600	0	4,950.	454,800	717,400	717,400	Year End Roll	12/18/2019
2019	101	FV	206,600	0	4,950.	483,200	689,800	689,800	Year End Roll	1/3/2019
2018	101	FV	206,600	0	4,950.	352,500	559,100	559,100	Year End Roll	12/20/2017
2017	101	FV	240,100	0	4,950.	307,000	547,100	547,100	Year End Roll	1/3/2017
2016	101	FV	240,100	0	4,950.	261,500	501,600	501,600	Year End	1/4/2016
2015	101	FV	226,400	0	4,950.	255,800	482,200	482,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:20:14

LAST REV

Date	Time
08/07/17	08:15:27
apro	

USER DEFINED

Prior Id # 1:	19090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2317

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVENSOHN ROBER	53667-106		10/13/2009	Family	140,000	No	No		
HERSHMAN MARC/E	27009-115		1/23/1997		248,850	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2000	414	Wood Dec	6,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	Meas/Inspect	HS	Hanne S
3/27/2009	Meas/Inspect	163	PATRIOT
4/8/2000	Inspected	276	PATRIOT
2/16/2000	Measured	264	PATRIOT
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		40.3 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15539074
Const Adj.:	0.99989998
Adj $ / SQ:	155.962
Other Features:	71750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453797
Depreciation:	182880
Depreciated Total:	270917

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 8	BRs: 4	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

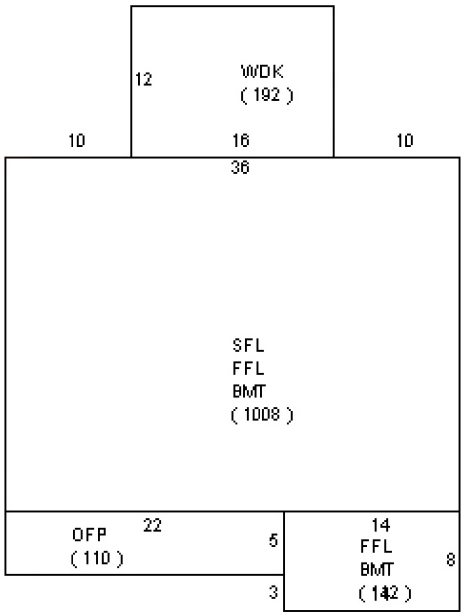
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.96
Special Features:	0	Val/Su Net:	77.40
Final Total:	270900	Val/Su SzAd	130.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	46.790	52,403
FFL	First Floor	1,120	155.960	174,678
SFL	Second Floor	958	155.960	149,349
WDK	Deck	192	11.210	2,152
OFP	Open Porch	110	31.500	3,465

Net Sketched Area:	3,500			Total:	382,047
Size Ad	2077.5999	Gross Area	3550	FinArea	2078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: